



August 3, 2020

Ref: 52607.00

Ms. Pamela Goucher
Department of
Planning and Community Development
City of Manchester
One City Hall Plaza
Manchester, New Hampshire 03103

Re: Site Plan Amendment Application
Proposed Werner Mazda
1888 S. Willow Street
Tax Map/Lot - 852/ 2B

Dear Ms. Goucher,

On behalf of our Client Tidal Creek LLC, VHB is submitting the following materials associated with the amendment of the previous Site Plan Approval for the Proposed Werner Mazda dealership and associated garage (SP2019-025 & SP2019-041) located at 1888 S. Willow Street. VHB respectfully requests that the project be added to the September 3, 2020 agenda.

Please find the following materials included:

- Application for Site Plan Approval
- Site Plan Application Checklist
- Abutter's List
- Fee Calculation Sheet and Fee
- Copy of Deed
- Site Plan

The Applicant is proposing to amend the previously approved Site Plan related to the two proposed landscape islands to be located in the area of the existing Olive Garden. The Site Plans currently show a guardrail and two islands in the area between the car dealership and the Olive Garden parking with a note

Engineers | Scientists | Planners | Designers

2 Bedford Farms Drive
Suite 200
Bedford, New Hampshire 03110
P 603.391.3900
F 603.518.7495



stating "should the leases between the uses on the property permit, a wooden guardrail shall be constructed to separate the display spaces associated with the car dealership and the parking spaces related to the restaurant". This drafting of this note was discussed with the Planning Board, as the Applicant was responding to a Cease and Desist Order from the Olive Garden related to construction within their Easement Area. Though the preference was initially to construct, in accordance with the easement language, and following additional negotiations with the restaurant, it has been determined both the guardrail and islands will need to be removed and the Site Plan amended. In support of this request, the Applicant confirmed that the required interior landscaping is still met with the loss of the two islands, matching the existing conditions. An updated Site Plan is attached showing the revised layout and update zoning table.

The proposed change does not result in any impact to traffic, stormwater, circulation, or utilities. The request is simply to remove proposed features that the Applicant felt would benefit the project, however due to legal reasons can not construct, leaving that general area in it's present condition.

VHB would like to thank the City of Manchester for their consideration of the project. Please feel free to contact me at (603) 391-3929 if you have any questions or comments on the enclosed materials.

Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in black ink, appearing to read "DF", with a stylized flourish extending from the end.

David Fenstermacher, PE

Project Manager
dfenstermacher@vhb.com

CC: Mr. Bob Werner, Werner Mazda

APPLICATION

SITE PLAN and PLANNED DEVELOPMENT APPLICATION

Planning & Community Development Department • City of Manchester, New Hampshire

Please print legibly. Please note that this form must be signed by the property owner.

Submission Date: 8/3/2020

Type of Application:

- ☒ Site Plan
☐ Planned Development
 (more than one principal structure on a lot)

Total SQ FT:

and/or

Total Dwelling Units:

Location/Address of Property:

1888 South Willow Street
 Manchester, NH

Tax Map/Lot No(s):

852-2B

Zoning District:

B-2

Ward: 8

Has this project gone to the ZBA?

- ☐ Yes Case # _____
☒ No

Estimated Building & Site Costs:

\$0

Property Owner (For additional owners, please submit separate forms.)

Name: Tidal Creek, LLC, Bob Werner

Address: 1050 Gold Street, Manchester, NH 03103

Phone: 603.626.6666

E-mail address: bwerner@wernerauto.com

Agent

Name: David Fenstermacher

Title and company, if any: VHB

Address: 2 Bedford Farms Drive, Bedford, NH 03110

Phone: 603.391.3929

E-mail address: dfenstermacher@vhb.com

- Have all required application fees been submitted? (Refer to Appendix A) ☒ Yes ☐ No
 Have all required application materials been submitted? (Refer to Appendix C) ☒ Yes ☐ No
 Have written requests been submitted for all waivers sought? ☐ Yes ☒ No

Certification, Permission, and Authorization: As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and C or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.

[Signature]

Signature of Property Owner, Trustee, or Officer (Not Agent)

Robert Werner President

Printed Name and Title, if any

DO NOT WRITE BELOW THIS LINE - for Planning and Community Development use only.

Materials submitted:

- ☐ Plans (Full Sized-22" X 34")
☐ Reduced Plans
☐ Abutters List
☐ Application Fee
☐ Postage Fee
☐ Written Description (PD)
☐ Traffic Study
☐ PDF Files
☐ Deeds
☐ Other _____

Fees:

Application Fee: _____
 Add. Review Fees: _____
 Abutter Notices: _____
 Subtotal: _____

SP/PD Project Number(s):

Receipt Stamp:



CHECKLIST

APPENDIX C**APPLICATION CHECKLIST FOR RESIDENTIAL AND NON-RESIDENTIAL
SITE PLAN AND PLANNED DEVELOPMENT REVIEW**

The following checklist is a guide for applicants to ensure that they provide required or often-submitted information. Fulfillment of the checklist does not supersede the requirement of reviewing the subdivision and site plan review regulations and providing all information and materials required therein. Please check the box next to all items submitted and submit this checklist with the application.

I. BASIC SUBMISSION MATERIALS

- ☒ Application form signed by the applicant and owner of record of the property.
- ☒ Abutters list including the names and mailing addresses of all abutting owners of record as defined herein. It is the responsibility of the applicant to provide the City with a complete list of abutters and all other parties that must be notified of an application, pursuant to RSA 676:4, I(d).
- ☒ A check or cash to include all fees required by Appendix A.
- ☒ A copy of the existing deed for the property, and copies of all proposed deeds, covenants, or other legal documents to which the City of Manchester may be a party.
- N/A ☐ If the applicant proposes to include an unaccepted or discontinued street into a subdivision plan, the applicant shall demonstrate title to such street by evidence of a warranty deed, court decree, current title insurance policy, or chain of title for a period conforming to the latest revision of the New Hampshire Bar Association Title Examination Standards. The evidence of title shall include the area of the unaccepted or discontinued street.
- N/A ☐ Written requests for any waivers of the Subdivision and Site Plan Regulations, with written justification.
- ☒ A list of all state and federal permits required and their status, including, but not limited to, Alteration of Terrain, On-site Sewage Disposal, Wetland and / or US Army Corps of Engineers, Shoreland, Public Water System, Privately Owned Sewerage, and Sewer Connection Permit.
- N/A ☐ Written notification of any variance or other determination by the Zoning Board of Adjustment that is necessary for the proposal to conform with the Zoning Ordinance.
- ☒ A traffic-impact letter, traffic-impact study, or written statement as to why neither is required, pursuant to Subsection 9.1

- N/A ☐ For planned developments, five copies of a letter or report describing how the proposed planned development meets each requirement of Article 5.12 of the Zoning Ordinance for the City of Manchester, New Hampshire.

II. SITE PLAN

- N/A ☐ Six copies of an accurate plan with all sheets 22" x 34" at a scale sufficient to show all pertinent details and drawn in black ink. In addition, four reduced copies at 11" x 17" and one at 8½" x 11" of the entire plan set shall be submitted.
- ☒ The seal of a registered architect, landscape architect, engineer, wetland scientist, or surveyor, as appropriate, on each sheet.
- ☐ For final approval of a plan, the applicant shall submit a complete mylar plan set to be kept on file with the Planning and Community Development Department and six paper copies of the plan set.
- (A) *General Information.*
- ☒ Name and contact information of the applicant and name of the owner of record.
- ☒ A Title Block that includes title, date, scale, sheet numbers, applicant's contact information, and the map and lot number of subject parcel or parcels, located at either the lower-right corner of the plan or along the right edge
- ☒ A rectangular box of at least 4.5 inches wide by 2 inches tall located above the title block that shall be reserved for an approval stamp and signature
- ☒ A north arrow, pointing up whenever possible
- ☒ Plan references, located at the top-left corner of the plan
- ☒ Notes located on the right side of the plan
- ☒ In table or other appropriate form: proposed number and types of uses, lot area, setbacks, buffers, coverage, building area and floor area ratio, building height and parking requirements as they relate to the Zoning Ordinance.
- ☒ A note stating, "If, during construction, it becomes apparent that additional erosion-control measures are required to stop any erosion on the construction site, the property owner shall be required to install the necessary erosion protection at no expense to the City."
- ☒ A note stating, "In accordance with the Subdivision and Site Plan Regulations of the City of Manchester and RSA § 676:13, all improvements specified on these site plans shall be constructed, completed, inspected, and approved by the City prior to the issuance of a

certificate of occupancy.” Any violation of the conditions of approval stated on this plan may result in fines and a revocation of approval, pursuant to Subsection 1.7(B) of these regulations.

☒ When the owner is the developer of the property, there shall be a statement on the site-plan cover sheet, signed by the owner, stating, “It is hereby agreed that, as the owner/developer of the property, I will construct the project as approved and as shown on the enclosed set of plans. Further, I agree to maintain the site improvements for the duration of the use,”

☐ When the owner is not the developer of the property, and the property is instead developed by a lessee, there shall be a note on the site-plan cover sheet signed by the lessee-developer stating, “It is hereby agreed that, as the lessee-developer of this property, under a long-term lease with the owner, I, as lessee-developer, will adhere to the conditions noted on this plan and construct and maintain the necessary improvements as shown hereon.” There shall also be a note on the plan cover sheet signed by the owner stating, “It is hereby agreed that, as the owner of this property, I consent to the conditions noted on this plan. I understand that these conditions are required to allow the modifications requested by the lessee-developer and I consent for them to be constructed on this property.”

N/A ☐ For planned developments, there shall be a note on the plan’s cover sheet stating, “Planning Board approval of this planned development is limited to the representations shown within this set of drawings and does not endorse any subsequent plans that may be prepared for condominium approval by the State. Modifications to these plans, including, but not limited to, building additions, accessory structures, and limited common areas are subject to Planning Board review and approval. Any proposed division of this parcel of land that may be held in common ownership and subsequently divided into parts among the several owners may be deemed a subdivision and subject to Planning Board approval.”

☒ A note stating, “All conditions subsequent to approval shall be completed within two years of the date of final approval.”

(B) *Property.*

☒ Boundary lines of the property including bearings and dimensions.

☒ Existing and proposed contours at intervals of two (2) feet with source of contours noted on the plan.

☒ Location, width and purpose of all existing and proposed easements and rights-of-way on the property.

☒ Location of all existing water courses, wetlands, and other significant physical features, and where applicable, the 100-year base flood elevation.

- ☒ A note stating the purpose of the plan.

(C) *Structures and Uses.*

- ☒ Location, design and height of all existing and proposed buildings, signs, fences, monuments, and walls. This includes elevation drawings for all buildings.
- ☒ Location of all existing and proposed uses and facilities not requiring a building.
- ☒ Location and type of pads and enclosures for refuse containers. [Amend. 4/15/88]

- N/A ☐ Location of all generators, condensers, and other items to which Subsection 8.13 applies.

(D) *Parking, Loading and Circulation.*

- ☒ Location, arrangement and dimensions of parking stalls, aisles, drives, fire lanes, entrances, exits and ramps.
- ☒ Location and dimensions of loading areas.
- ☒ Location and dimensions of pedestrian entrances, exits, and sidewalks.
- ☒ Emergency access for police, fire and emergency equipment.

(E) *Landscape Plan.*

- ☒ A landscape plan showing the Location, type and size of plantings within all landscaped areas and any fencing, walls and screening.
- ☒ The landscape plan shall be prepared by a professional landscape architect.

(F) *Signing and Lighting.*

- ☒ Location, size, height, orientation, and design for all signs and outdoor lighting.

(G) *Utilities.*

- ☒ A utilities plan, including profiles and supporting design calculations, for proposed sanitary sewer, storm drainage, and public water supply
- ☒ Prepared by a registered professional engineer licensed in the State of New Hampshire.

III. DIGITAL FILE FORMAT

- ☒ All plans submitted as a .pdf file, one file for each plan. They are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.

Applicants submitting as-built mylars to the Planning Department shall also submit a CD-ROM that contains a digital file with all features shown on the mylars. The preferred file format for submission is the AutoCAD drawing (.dwg) format, however, any of the following other formats are acceptable: .dxf (Drawing Exchange File) format, ESRI Geodatabase format (.mdb), ESRI Export file format (.E00), or ArcView Shapefile format (.shp). Each type of feature on the digital file shall be on a separate layer, such as one layer for parcel boundaries, one layer for drainage, one layer for sewer, and one layer for curbs. Datums for all digital files submitted shall be NAD 83/92 (HARN) for the horizontal datum (not NAD 83), and NAVD 88 for the vertical datum.

ACKNOWLEDGEMENT

The undersigned acknowledges that he or she has provided all information and materials required herein or provided a written waiver request with a narrative justification for each item not submitted.



Signature

David Fenstermacher

Name, printed

Project Manager

Title

August 3, 2020

Date

ABUTTERS LIST

City of Manchester, NH - CityGIS Parcel Selection List

Generated 7/31/2020 8:30:08 AM

[Print This List](#)

Map Lot	Location Address	Owner Name	Owner Address	Owner City State Zip Code	Sale Date	Sale Price	Book/Page	Land Area (sq ft)	Living Area (sq ft)	Assessed Valuation
666-6	707 HUSE RD	LRNCT LLC	20 LAURA RD	WABAN, MA 02468	2016-05-20 00:00:00.	7950000	8857/0732	512029	0	11509800
788-2	6 HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	278784	0	292700
788-3	1 HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	77537	0	124200
788-4	5 HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	229125	0	240600
788-5	5 HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	250034	0	262500
788-6	HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	134165	0	140900
788-7	5 HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	419918	0	258300
852-1	2004 S WILLOW ST	OCSAP LTD	DBA SUPER SHOE STORES PO BOX 239	CUMBERLAND, MD 21502	1985-05-29 00:00:00.	0	0/0	60541	0	869800
852-10	672 HUSE RD #22	MARTIN, SHANNON	672 HUSE RD #22	MANCHESTER, NH 03103	2019-03-21 00:00:00.	0	0003/0019	0	552	13100
852-14	672 HUSE RD #14	MCKILLIP, ROBERT K	672 HUSE RD #14	MANCHESTER, NH 03103	2015-06-16 00:00:00.	4000	8760/1582	0	792	19400
852-17	672 HUSE RD #17	FRANCO, JAMES	672 HUSE RD #17	MANCHESTER, NH 03103	2013-04-23 00:00:00.	8500	8554/2658	0	672	14500
852-17A	672 HUSE RD #18	BURPEE, JACK	672 HUSE RD #19	MANCHESTER, NH 03103	2009-09-17 00:00:00.	4000	8141/0740	0	552	15000
852-18	672 HUSE RD #19	DUBOIS, DANIEL	672 HUSE RD TRLR 19	MANCHESTER, NH 03103- 2331	1996-03-31 00:00:00.	0	0/0	0	978	20900
852-20	672 HUSE RD #16	PARKHURST, BRYAN	672 HUSE RD #16	MANCHESTER, NH 03103	2013-03-22 00:00:00.	5400	8541/1439	0	812	30300
852-21BC	672 HUSE RD #3	DUBREUIL, ROMEO R	672 HUSE RD TRLR 3	MANCHESTER, NH 03103- 2330	1993-06-29 00:00:00.	15000	5448/0511	0	924	31900
852-21CH	672 HUSE RD #30	SAWYER, SADIE	672 HUSE RD #30	MANCHESTER, NH 03103	2019-04-15 00:00:00.	14000	9159/2676	0	746	15200
852-21DC	672 HUSE RD #44	MACQUARRIE, DONALD C	672 HUSE RD TRLR 44	MANCHESTER, NH 03103- 2333	1985-12-10 00:00:00.	0	0/0	0	994	29700
852-21DM	672 HUSE RD #36	ZAPATA, FRANCIS	672 HUSE RD #36	MANCHESTER, NH 03103	2017-01-20 00:00:00.	12000	8938/2444	0	648	15900
852-21RG	672 HUSE RD #20	HINSE, RUDOLPH J	672 HUSE RD TRLR 20	MANCHESTER, NH 03103- 2331	1987-09-21 00:00:00.	0	0/0	0	720	15400
852-29	672 HUSE RD #29	HIMELSTEIN, ALYSON M	672 HUSE RD #29	MANCHESTER, NH 03103	2017-07-20 00:00:00.	10000	8990/0991	0	576	13200
852-2A	672 HUSE RD #5	SORIA, CONY	672 HUSE RD #5	MANCHESTER, NH 03103	2015-08-31 00:00:00.	33000	8785/2098	0	924	28800
852-2B	1888 S WILLOW ST	TIDAL CREEK LLC	7 ELIZABETH LN	RYE, NH 03870	2019-09-05	5000000	9206/2200	2100898	0	2154845

					00:00:00.					
852-2D	700 HUSE RD	NEP MANCHESTER CY OWNER LLC	COLONY NORTHSTAR LAURA BENNER 590 MADISON AVE, 34TH FLOOR	NEW YORK, NY 10022	2015-06- 17 00:00:00.	17122900	8761/0826	197762	0	11070700
852-2E	1932 S WILLOW ST	NOURIA ENERGY S WILLOW	1932 S WILLOW ST	MANCHESTER, NH 03103	2019-08- 18 00:00:00.	2500000	9204/2219	46698	0	1564000
852-2F	686 HUSE RD	NEP MANCHESTER TP OWNER LLC	COLONY NORTHSTAR LAURA BENNER 590 MADISON AVE, 34TH FLOOR	NEW YORK, NY 10022	2015-06- 17 00:00:00.	9578000	8761/0870	107419	0	7600100
852-3	672 HUSE RD #40	LAZOTT, JAMES A	672 HUSE RD TRLR 40 LOT# 40	MANCHESTER, NH 03103- 2332	1990-07- 16 00:00:00.	0	0/0	0	744	16100
852-31	672 HUSE RD #49	DUNN, KEVIN L	672 HUSE RD #49	MANCHESTER, NH 03103	2015-07- 24 00:00:00.	7000	8778/0178	0	936	15500
852-33	672 HUSE RD	WEST, JAMES H	672 HUSE RD TRLR 33	MANCHESTER, NH 03103- 2332	1995-09- 07 00:00:00.	4000	5680/0546	0	0	0
852-34	672 HUSE RD #13	GEE, NATALIE	672 HUSE RD #13	MANCHESTER, NH 03103	2019-05- 20 00:00:00.	12500	9170/0640	0	500	14300
852-36	672 HUSE RD #45	TRUDEAU, CECILE	672 HUSE RD TRLR 45	MANCHESTER, NH 03103- 2333	1996-09- 12 00:00:00.	10000	5758/0977	0	800	17600
852-37	672 HUSE RD #2	DICKINSON, GARY R	672 HUSE RD TRLR 37	MANCHESTER, NH 03103	2014-11- 19 00:00:00.	30500	8709/0255	0	994	43500
852-38	672 HUSE RD	ROGERS, WILLARD G	672 HUSE RD TRLR 27	MANCHESTER, NH 03103- 2331	1993-12- 24 00:00:00.	5000	5514/0947	0	0	0
852-45	672 HUSE RD #23	ONEIL, WILLIAM C	672 HUSE RD #23	MANCHESTER, NH 03103	2016-02- 24 00:00:00.	8000	8833/0093	0	576	11500
852-47	672 HUSE RD #15	HINSE, BRYAN	672 HUSE RD #0015	MANCHESTER, NH 03103	2017-07- 20 00:00:00.	15000	8990/0988	0	1024	12400
852-49	672 HUSE RD #8	PERSONS, JOHN FAMILY TRUST	672 HUSE #8	MANCHESTER, NH 03103	2010-04- 01 00:00:00.	4000	8195/0752	0	784	30400
852-5A	672 HUSE RD #6	ANZALONE, DONNA	672 HUSE RD #6	MANCHESTER, NH 03103	2001-08- 09 00:00:00.	11500	6592/1092	0	552	14300
852-6	672 HUSE RD #1	HUSE RD MANUFACTURED HOUSING COOP	672 HUSE RD	MANCHESTER, NH 03103- 2303	1988-09- 09 00:00:00.	0	4929/0206	170754	0	635900
852-73B	672 HUSE RD #34	HUSE RD MANUFACTRD HSING COOP	672 HUSE RD #1	MANCHESTER, NH 03103	2015-10- 27 00:00:00.	1000	8802/2445	0	0	0
852-73C	672 HUSE RD #41	PERKINS, LINDA	672 HUSE RD #0041	MANCHESTER, NH 03103	2005-11- 18 00:00:00.	16000	7589/0351	0	672	15400
852-73D	672 HUSE RD #46	RODRIGUEZ, JOSE L	672 HUSE RD #0046	MANCHESTER, NH 03103	2006-04- 20 00:00:00.	30000	7663/2390	0	784	17000
852-73E	672 HUSE RD #32	STATIRES, GREGORY A	672 HUSE RD #0032	MANCHESTER, NH 03103	2005-10- 13 00:00:00.	16200	7565/2449	0	896	40700
852-73F	672 HUSE RD #38	DUNN, ALAN	672 HUSE RD, LOT 38	MANCHESTER, NH 03103	2014-06- 23 00:00:00.	15000	8670/1000	0	784	26600
852-73G	672 HUSE RD #43	HAGEN, RAYMOND	672 HUSE RD	MANCHESTER, NH 03103	2003-11- 04 00:00:00.	35000	7133/1276	0	924	33100
852-75A	672 HUSE RD #39	JAQUEZ, JUAN B	672 HUSE RD	MANCHESTER, NH 03103	2008-08- 27	26000	8015/2172	0	868	17500

					00:00:00.					
852-75B	672 HUSE RD #28	HINTON, GLORIA D	672 HUSE RD TRLR 28	MANCHESTER, NH 03103- 2331	1984-02- 21 00:00:00.	0	0/0	0	924	25300
852-75C	672 HUSE RD #9	GUINETTE CRYSTEL	PO BOX 4193	MANCHESTER, NH 03108	2005-08- 31 00:00:00.	5000	7537/0903	0	805	16800
852-75D	672 HUSE RD #42	NALASCO, MARY J	672 HUSE RD #42	MANCHESTER, NH 03103	2011-10- 10 00:00:00.	40000	8357/2808	0	1064	46500
852-75F	675 HUSE RD #48	DOSTIE, ROBERT W JR	675 HUSE RD	MANCHESTER, NH 03103	2010-04- 07 00:00:00.	4000	8192/2486	0	460	9300
852-75G	672 HUSE RD #7	BURPEE, PATRICIA ANN	672 HUSE RD TRLR 7	MANCHESTER, NH 03103	2017-12- 07 00:00:00.	0	9037/0547	0	720	17000
852-75K	672 HUSE RD #4	WOODARD, JARROD	672 HUSE RD #0004	MANCHESTER, NH 03103	2017-08- 09 00:00:00.	17000	8996/0932	0	600	14500
852-8	672 HUSE RD #26	CARTER, BERNADETTE	672 HUSE RD #26	MANCHESTER, NH 03103	2012-09- 10 00:00:00.	4000	8471/1326	0	672	15700
853-35	HUSE RD	PUBLIC SERVICE CO OF NH	PO BOX 270	HARTFORD, CT 06141- 0270		0	0/0	1144320	0	1201500
854-1	S WILLOW ST	CITY OF MANCHESTER	AIRPORT AUTHORITY - STE 300	MANCHESTER, NH 03103	2007-02- 16 00:00:00.	0	7809/2681	1559550	0	294800
854-1A	2028 S WILLOW ST	PUBLIC STORAGE MANAGEMENT INC	DEPT PT - NH24408 PO BOX 25025	GLENDALE, CA 91221- 5025	1985-12- 03 00:00:00.	0	0/0	239583	0	3226900
858-1	9 HUSE RD	TAINTOR, VIRGINIA N 1999 TR	C/O MATTHEW BECKLEY 246 KENNEDY HILL RD	GOFFSTOWN, NH 03045	2012-12- 19 00:00:00.	0	8509/0686	160300	0	69
858-2	HUSE RD	CITY OF MANCHESTER TAX COLLECTOR	908 ELM ST	MANCHESTER, NH 03101	1994-11- 21 00:00:00.	4000	5593/1632	302306	0	163200
858-3	HUSE RD	CITY OF MANCHESTER TAX COLLECTOR	908 ELM ST	MANCHESTER, NH 03101	1994-11- 21 00:00:00.	4000	5593/1633	81021	0	93100

Civil Engineer:
David Fenstermacher
VHB
2 Bedford Farms Drive
Bedford, NH 03110

Owner/Applicant:
Tidal Creek, LLC
1050 Gold Street
Manchester, NH 03103

FEE CALCULATION



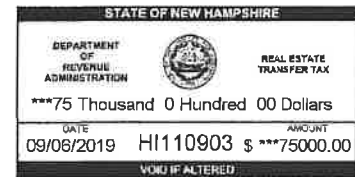
City of Manchester Application Fees - Appendix A

\\vhb\gbl\proj\Bedford\52607.00 Werner Mazda\docs\Permits\Site Plan Amendment - Islands\52607 Fee Calculation

DEED

Return to:
Baroff & Craven, P.A.
740 Chestnut Street
Manchester, NH 03104

EDoc # 9039348 Sep 6, 2019 10:20 AM
Book 9206 Page 2200 Page 1 of 2
Register of Deeds, Hillsborough County



\$75,000.00 WARRANTY DEED

PINDOT, LLC, a New Hampshire limited liability company, formerly known as Pindot Corp., with a usual place of business at 415 Kearney Circle, Manchester, New Hampshire 03104 (the "Grantor"), for consideration paid, hereby grants to TIDAL CREEK, LLC, a New Hampshire limited liability company, with a usual place of business of 7 Elizabeth Lane, Rye, New Hampshire (the "Grantee"), with WARRANTY COVENANTS, the following real estate, together with any improvements thereon:
*03870

A certain tract or parcel of land, with any improvements thereon, situated on the easterly side of South Willow Street in the City of Manchester, County of Hillsborough, State of New Hampshire, shown as "Remainder Lot 852-2B" on plan entitled "Subdivision and Lotline Revision Plan of Land of Pindot Corporation and Sheetal Hotel, LLC, Huse Road, Manchester, NH" prepared for Procon Construction by TFMoran, dated April 15, 1999, recorded in the Hillsborough County Registry of Deeds ("HCRD") as Plan No. 29896, subject to all matters reflected in such Plan.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by Warranty Deed of Lease and Rental Management Corp., dated December 15, 1993 and recorded in the HCRD at Book 5505, Page 688.

[The Remainder of this Page is Intentionally Blank]

The Parcel is conveyed subject to all existing easements and encumbrances of record.

DATED this 5th day of September, 2019.

PINDOT, LLC

By: Richard M. Nault
Richard Nault, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH

On this 5th day of September, 2019, before me, the undersigned officer, personally appeared Richard Nault, who acknowledged himself to be the Manager of Pindot, LLC, a New Hampshire limited liability company, and that he, as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

Scott W. Ellison
Notary Public
My Commission Expires: _____

SCOTT W. ELLISON, Notary Public
My Commission Expires April 22, 2020

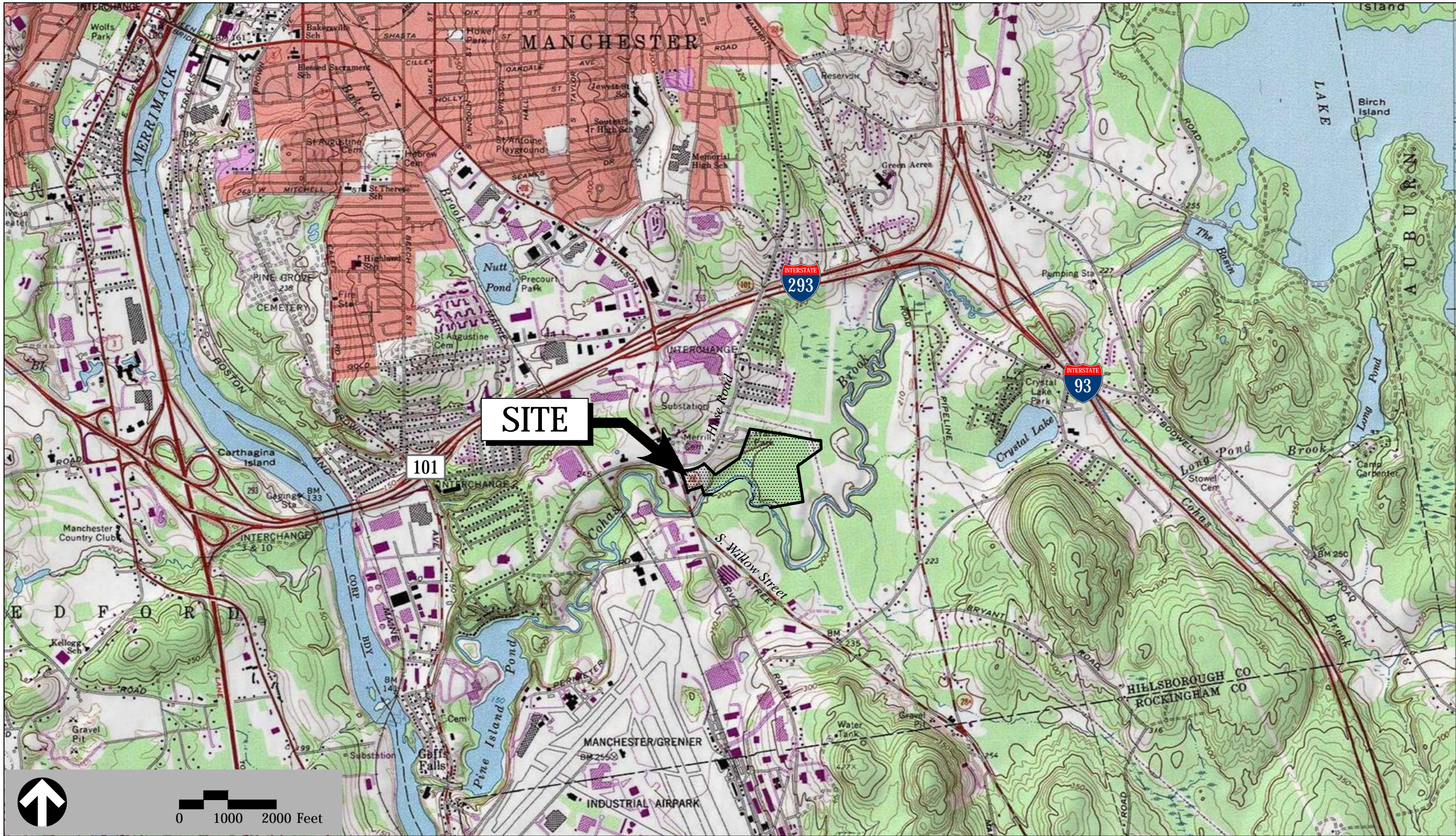
SITE PLAN

Site Plans

Issued for	Permitting
Date Issued	November 4, 2019
Latest Issue	August 3, 2020

Proposed Werner Mazda Amendment

1888 South Willow Street
Manchester, New Hampshire



Sheet Index

No.	Drawing Title	Latest Issue
C-1	Legend and General Notes	January 24, 2020
C-2	Overall Site Plan	January 24, 2020
C-3	Layout and Materials Plan	August 3, 2020
C-4	Grading, Drainage and Utility Plan	January 24, 2020
C-5	Site Details	November 4, 2019
C-6	Site Details	November 4, 2019
L-1	Planting Plan	August 3, 2020
L-2	Planting Details	November 4, 2019

Reference Drawings

No.	Drawing Title	Latest Issue
Sv-1	Existing Conditions Plan of Land	July 1, 2019
	Elevations Plan	July 1, 2019
A -1	Schematic Elevations	November 4, 2019
A -2	Schematic Perspective	November 4, 2019

PARTIAL SUBMITTAL TO INCLUDE
PLANS THAT HAVE CHANGED

Owner / Applicant

Tidal Creek, LLC.

1050 Gold Street

Manchester, NH 03103

Assessor's Map: 852

Lot: 2B

Waivers Granted by the Planning Board

AT A MEETING OF THE MANCHESTER PLANNING BOARD ON DECEMBER 19, 2019, THE BOARD APPROVED THE WAIVER REQUEST FROM 8.6.(B)(5) FROM THE MANCHESTER SUBDIVISION AND SITE PLAN REVIEW REGULATIONS TO ALLOW THE USE OF CAPE-COD ASPHALT BERM. APPROVAL OF THE WAIVER IS RESTRICTED TO AREAS SPECIFIC TO THE REAR OF THE BUILDING, AT THE LOADING AND DUMPSTER AREA, AS WELL AS AT THE PERIMETER OF THE CAR STORAGE AND STAGING AREA. FURTHERMORE, ALL AREAS OF APPROVED FOR CAPE-COD ASPHALT BERM ARE SUBJECT TO ANNUAL MAINTENANCE AND REPAIR IN THE SPRING OF EACH YEAR.

Administrative Conditions (Planning Board - SP2019-041)

- PRIOR TO CERTIFICATE OF OCCUPANCY, A FIRE IMPACT FEE OF \$1,209.25 SHALL BE PAID.
- NO CERTIFICATE OF OCCUPANCY SHALL BE AUTHORIZED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED, UNLESS ADDRESSED BY THE PROVISION OF A FINANCIAL GUARANTEE, PURSUANT TO THE REQUIREMENTS OF SECTION 4.14 OF THE MANCHESTER SUBDIVISION AND SITE PLAN REVIEW REGULATIONS.
- ALL CONDITIONS AFTER APPROVAL SHALL BE COMPLETED WITHIN TWO YEARS OF FINAL APPROVAL.
- THERE SHALL BE NO DISPLAY OF VEHICLES IN ANY LANDSCAPED AREAS OF THE SITE.
- EXCESS SNOW SHALL NOT BE PLOWED INTO REQUIRED PARKING SPACES OR ENCROACH INTO LANDSCAPED AREAS AND SHALL BE REMOVED FROM THE SITE.
- PRIOR TO APPLYING FOR A CERTIFICATE OF OCCUPANCY, A SIGNED AND SEALED LETTER FROM A NH LICENSED PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO THE PLANNING STAFF CERTIFYING THAT THE SITE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
- AN EXCAVATION PERMIT FROM THE MANCHESTER DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- ANY NEW SIGNAGE, WHICH MUST COMPLY WITH THE ZONING REGULATIONS, UNLESS ALLOWED BY VARIANCE APPROVAL FROM THE ZONING BOARD OF ADJUSTMENT, SHALL REQUIRE A SIGN PERMIT THROUGH THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

OWNER

DATE

IT IS HEREBY AGREED THAT, AS THE OWNER OF THE PROPERTY, THE PROJECT WILL BE CONSTRUCTED AS APPROVED AND AS SHOWN ON THE ENCLOSED SET OF PLANS. FURTHER, I AGREE TO MAINTAIN THE SITE IMPROVEMENTS FOR THE DURATION OF THE USE.



vhb.com



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Civil Engineering
Fenstermacher, Dave
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3929



2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Parking Summary Chart

Description	Size		Required	Provided
	Required	Provided		
STANDARD SPACES	8.5 x 18.5	8.5 x 18.5	201	187
DISPLAY SPACES	8.5 x 18.5	8.5 x 18.5	-	98
STANDARD ACCESSIBLE SPACES *	8 x 20	9 x 20	-	5
VAN ACCESSIBLE SPACES *	8 x 20	9 x 20	-	3
TOTAL SPACES			201	293

* ADA/STATE/LOCAL REQUIREMENTS: 7 ADA SPACES REQUIRED FOR 201 TO 300 SPACES. CONSIDERED A STANDARD SPACE FOR CUSTOMER OR EMPLOYEE PARKING

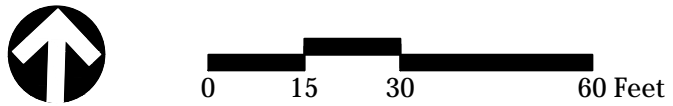
RESTAURANT:	274 SEATS @ 1 SPACE / 3 SEATS	= 91 SPACES
AUTO DEALER:	19 SERVICE BAYS @ 2 SPACES/BAY	= 38 SPACES
	20,905 GSF @ 1 SPACE / 400 GSF	= 52 SPACES
	2,580 GSF @ 1 SPACE / 400 GSF	= 7 SPACES
	40,000 OUTDOOR DISPLAY AREA @ 1 SPACE / 3,000 SF	= 13 SPACES
TOTAL		= 201 SPACES

Zoning Summary Chart

Zoning District(S): B-2		
Zoning Regulation Requirements	Required	Provided
MINIMUM LOT AREA	0.3 Acres	48 Acres
FRONTAGE	100.0 Feet	430.0 Feet
FRONT YARD SETBACK	20 Feet	81 Feet
SIDE YARD SETBACK	20 Feet	20.5 Feet
REAR YARD SETBACK	30 Feet	--
MAXIMUM FLOOR AREA RATIO	1.0	0.01
MAXIMUM IMPERVIOUS	75.0 %	10.0 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	5.0 %	5.0 %

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R7-8	12"	18"	
R7-8P	12"	6"	



Proposed
Werner Mazda
1888 South Willow St. (Map 852, Lot 2B)
Manchester, New Hampshire

No.	Revision	Date	Apprd.
1	REVISE GARAGE LOCATION	11/14/2019	DHF
2	PARKING REVISIONS	11/20/2019	DHF
3	PARKING CHART REVISIONS	11/22/2019	DHF
4	FINAL CONDITIONS	01/24/2020	DHF
5	SITE PLAN AMENDMENT	08/03/2020	DHF

Designed by	Checked by
Issued for	Date
Permitting	November 4, 2019

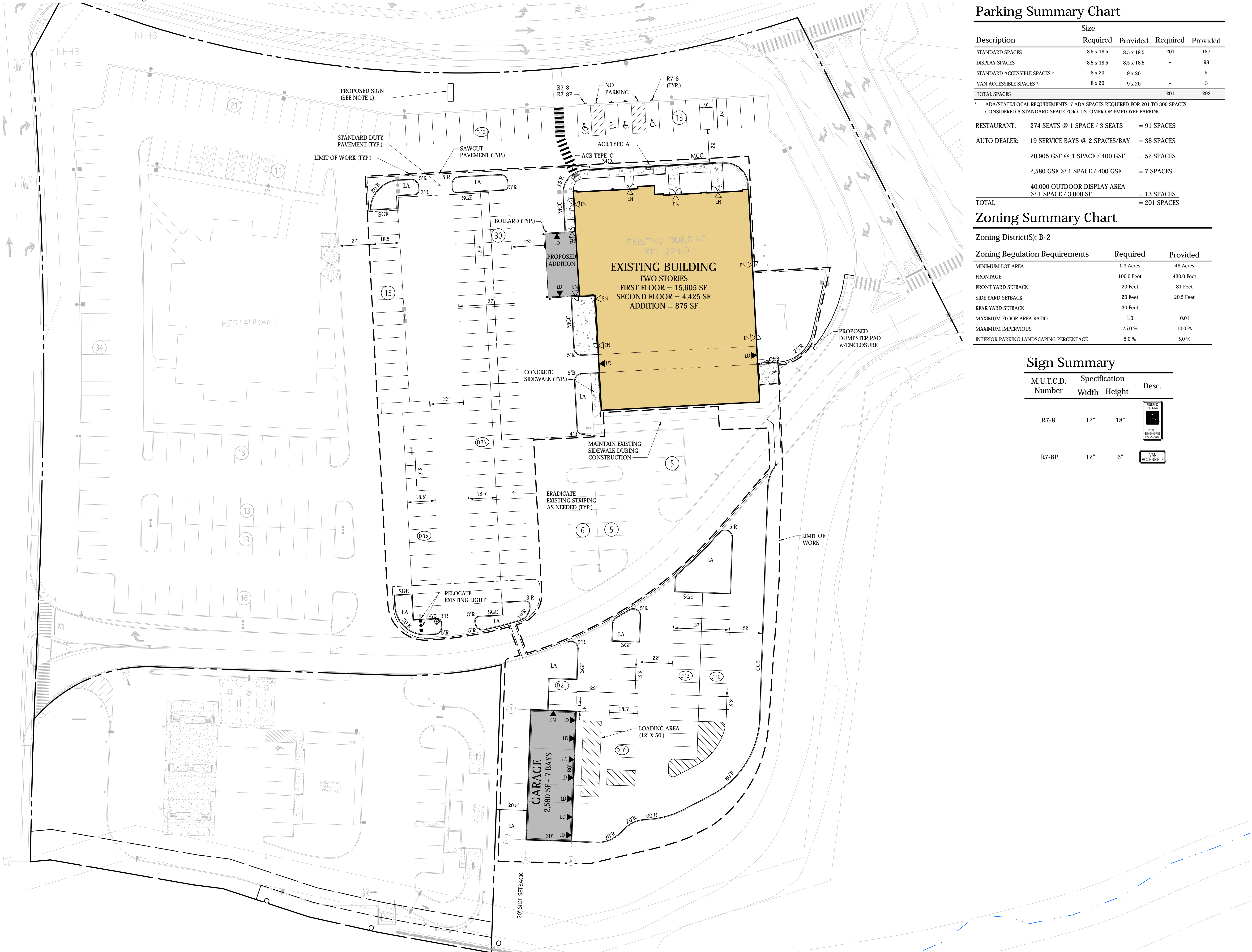
Not Approved for Construction
Drawing Title
Layout and Materials Plan

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13332
LICENSED PROFESSIONAL ENGINEER

C-3

Sheet 3 of 8

Project Number 52607.00





2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Tree Protection

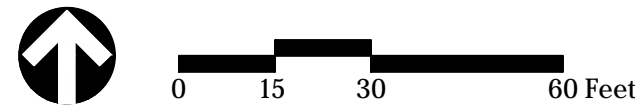
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
- DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Edge of Woods Clearing

- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



Proposed
Werner Mazda
1888 South Willow St. (Map 852, Lot 2B)
Manchester, New Hampshire

No.	Revision	Date	Appr'd.
1	REVISE GARAGE LOCATION	11/14/2019	DHF
4	FINAL CONDITIONS	01/24/2020	DHF
5	SITE PLAN AMENDMENT	08/03/2020	DHF

Designed by	Checked by
-------------	------------

Issued for	Date
Permitting	November 4, 2019













Not Approved for Construction
Drawing Title
Planting Plan

Drawing Number

L-1

Sheet 6 of 8

Project Number
52607.00

PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ARO	18	Acer rubrum 'October Glory'	October Glory Maple	2 1/2 - 3" CAL.
	CB	6	Carpinus betulus 'Fastigata'	Pyramidal European Hornbeam	2 1/2 - 3" CAL.
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	TG	10	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	6 - 7 HT.
FLOWERING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	SS3	8	Syringa reticulata 'Summer Snow' Straight, Single Trunk, Staked, Closely Matching	Summer Snow Japanese Tree Lilac	7-8 HT/B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	JP2	124	Juniperus horizontalis 'Plumosa Compacta' 36" O.C.	Creeping Juniper	18 - 24' SPD
	PFA	18	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	18 - 24' SPD
	RP	9	Rhododendron x 'PJM'	PJM Rhododendron	2 - 2 1/2 HT.
	SBA	54	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	18 - 24' HT.
	TC	26	Taxus cuspidata 'Greenwave'	Greenwave Yew	18 - 24' SPD
	VD2	23	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	2 - 3 HT.
GROUND COVER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	NW	43	Nepeta x faassenii 'Walkers Low' 24" O.C.	Walkers Low Catmint	2 GAL.
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	H-SO	436	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	#1 POT

Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- (INSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.

(OUTSIDE BUILDING) BACKFLOW PREVENTER AND METER IS REQUIRED. IT SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS. LOCATE THIS EQUIPMENT IN A LOCKABLE 'HOT BOX'.
- (INSIDE BUILDING) IRRIGATION CONTROL PANEL, BACKFLOW PREVENTER AND METER SHALL BE LOCATED IN THE BUILDING MECHANICAL ROOM. COORDINATE WITH THE GENERAL CONTRACTOR.

(OUTSIDE BUILDING) IRRIGATION CONTROL PANEL SHALL BE LOCATED IN A LOCKABLE CABINET DESIGNED TO HOUSE THE CONTROL PANEL.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.